



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: **PJ-1**

October 3, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 2)
ADOPT AND ADVERTISE
AWARD SUPPLEMENTAL AGREEMENT
APPROVE REVISED PROJECT BUDGET
SPECS. 5456; C.P. 77398
SUPERVISORIAL DISTRICT 1
3 VOTES

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Adopt plans and specifications for construction of the East Los Angeles Civic Center Renovation Project (Stage 2) at an estimated construction cost between \$2,300,000 and \$3,200,000 funded by net County cost, Flood Control District funds, and Road funds from the First District Road Construction Project Budget, and instruct the Executive Officer to advertise for bids to be received and opened on November 12, 2002, in accordance with the "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B).
2. Authorize the Director of Public Works to execute a consultant services agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a not to exceed fee of \$5,000 funded by existing project funds.

3. Award and authorize the Director of Public Works to execute Supplemental Agreement 7 with Gruen Associates to provide artwork and management services for a not to exceed fee of \$59,475 funded by General Project funds and establish the effective date following Board approval.
4. Approve the revised project budget of \$26,750,000 for the East Los Angeles Civic Center Renovation Project (Stage 2) and authorize the Director of Public Works to deliver the project.

PURPOSE/JUSTIFICATION FOR RECOMMENDED ACTION

On December 21, 1999, your Board approved a Preferred Concept Plan for renovating the East Los Angeles Civic Center. The plan established the planning and design framework for developing existing and proposed County facilities, on-site circulation, and parking and pedestrian features at the Civic Center. The plan included a new and expanded public library, new vehicular access roads and pedestrian walkways, improved security lighting and directional signage, enhancements to the open space and lake, acquisition of privately owned parcels, refurbishing the existing public library as a County service center, relocating existing community-based service facilities, a new facility for the Soledad Enrichment Action Group, demolishing the old municipal courthouse, a new childcare facility, and expanded parking areas and parking structure. Since then, the plan was value-engineered to increase the function within the original scope, intent, and authority granted by your Board.

The East Los Angeles Civic Center Renovation Project consists of five stages that will integrate the various existing and proposed County facilities into a coherent environment.

Stage 1 included relocating the Soledad Enrichment Action to new modular facilities on the Civic Center site. This phase of construction was completed in July 2002.

Stage 2 includes the park and lake improvements, the Third Street parking lot, and a new main entrance to the Civic Center from Mednik Avenue. The park improvements include constructing two children's play areas, amphitheater terrace seating, security lighting, and installing additional and new landscaping, a new irrigation system, and directional signage. The lake improvements include installing an aeration system, water circulation system, lake skimmer system to remove floating trash, diversionary swale system to collect surface

runoff from flowing into the lake, and security lighting. The new Third Street parking lot will provide 84 parking spaces for County staff which will free up the existing central parking lot for use by the public. The new access road off Mednik Avenue will improve access to the central parking lot.

Stage 3 will include constructing a pedestrian mall and plaza and a main entrance to the Civic Center from Third Street, reconstructing existing parking areas, and landscaping and irrigation improvements.

Stage 4 includes the construction of a public library and will occur concurrent with the Stage 2 construction. The new public library was designed as a separate project and is currently being advertised for construction bids. Following construction of the library, Stage 5 will include renovating the existing library building to create a County service building. A childcare facility will be constructed separately by a nonprofit organization on land leased to them by the Community Development Commission.

Gruen Associates is the architect for the East Los Angeles Civic Center Renovation Project and as part of its scope is administering the civic art program for the Civic Center campus. We propose that Gruen provide management oversight and contract with the artist to design, fabricate, and install a civic art sculpture for a not to exceed fee of \$59,475. Gruen's original contract value was \$1,127,816. Supplemental Agreements 1 through 6 have been previously executed increasing the contract value by \$244,888 to a total of \$1,372,704. Approval of Supplemental Agreement 7 will increase the contract amount to \$1,432,179.

Authorization of Agreement for the Preparation of a Baseline Construction Schedule

The recommended agreement for a baseline schedule enables Public Works to authorize the preparation and submittal of a baseline construction schedule by the apparent low bidder. If a schedule fully conforming to the project specifications is not submitted, the Director may determine the bidder nonresponsible and would then return to your Board to recommend an award to the next apparent lowest responsible bidder contingent on that bidder completing a fully conforming baseline schedule.

We will return to your Board to award the construction contract following acceptance of the baseline schedule.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Service Excellence as the proposed improvements will enhance the delivery of public services to the residents of East Los Angeles. This action is also consistent with the Goal of Fiscal Responsibility as it is an investment in public infrastructure.

Also, the renovation and redevelopment of the East Los Angeles Civic Center is an integral component of the Strategic Plan for Municipal Services to unincorporated areas. One of the plan's objectives, under Action Plan A, is the piloting of at least one Civic Center facility model in an unincorporated area of Los Angeles County by Fiscal Year 2004-05. The plan recommends East Los Angeles as that pilot's site. As a facility model, the East Los Angeles Civic Center will assemble County municipal services in a "one-stop" setting, with departments working collaboratively as a joint venture to increase the convenience and speed of services.

FISCAL IMPACT/FINANCING

Public Works' fair construction cost estimate for the Stage 2 improvements is between \$2,300,000 and \$3,200,000.

The total project cost for the entire East Los Angeles Civic Center Renovation Project, including the new library, land acquisition, plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$26,750,000.

On February 20, 2001, we reported to your Board that the estimated cost of the East Los Angeles Civic Center Renovation Project was \$25,000,000 and that the estimate was preliminary and may be revised as design work progressed. We further reported that a variety of funding sources totaling \$26,273,500 had been identified for the project and that the estimated costs of the improvements were less than the total funds identified. Since that time we have refined the total estimated costs of improvements and identified

additional funding sources. These refinements reflect current expenditures for land acquisition and demolition and updated costs for plan check, construction, equipment, consultant services, and County services based on the revised plan for the East Los Angeles Civic Center Project.

The funding sources that have been identified for the project and the changes from what we reported to your Board on February 13, 2001, are:

Funding Sources	February 13, 2001	Revised Funding	Variance
First District General Fund Capital Project funds	\$ 22,000,000	\$ 22,000,000	\$ 0
First District Road funds	1,000,000	1,600,000	600,000
First District Community Development Block Grants	2,198,500	2,025,000	(173,500)
First District Deferred Maintenance funds	650,000	650,000	0
First District Proposition A Transit funds	75,000	75,000	0
Flood Control District funds	\$ 350,000	\$ 400,000	\$ 50,000
Total of Funding Sources	\$ 26,273,500	\$ 26,750,000	\$ 476,500

The Project Schedule and Budget Summary are included in Enclosure A.

Stage 2 construction is being funded by net County cost (\$2,300,000), Flood Control District funds (\$400,000), and Road funds from the Fiscal Year 2002-03 First District Road Construction Project budget (\$600,000).

Sufficient appropriation is available in the Fiscal Year 2002-03 Capital Projects budget (C.P. 77398) to fund this project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring of qualified displaced County employees will be included in the contract.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program participants for future employment.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

On July 25, 2000, your Board approved the Mitigated Negative Declaration for renovating the Civic Center campus, park, and lake; and on February 26, 2002, your Board approved the Negative Declaration for acquisition and development of the Third Street parking lot.

CONTRACTING PROCESS

On February 20, 2001, your Board awarded a design services agreement to Gruen for a not to exceed fee of \$1,127,816 for the project. Since then, Public Works, under delegated authority, has executed four supplemental agreements for a total of \$148,288 for additional design services for the lake improvements, civic art program, and Third Street parking

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improvements for a total contract value of \$1,276,104. On August 6, 2002, your Board authorized Public Works to execute Supplemental Agreement 5 for \$76,985 to include the civic art element for the proposed library.

Advertising for bids will be in accordance with the County's standard "Instruction Sheet for Publishing Legal Advertisements" (Enclosure B).

Following receipt of bids, scheduled for November 12, 2002, we will return to your Board for construction contract award.

As requested by your Board on February 3, 1998, this contract opportunity will be listed on the Office of Small Business website.

Participation by Community Business Enterprises in the project is encouraged through Public Works' Capital Projects' CBE Outreach program and by monitoring the good faith efforts of bidders to utilize CBEs.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

In order to reduce disruption of the facilities and services provided at the Civic Center, the renovation of the campus is planned to be accomplished over several phases. Construction of Stage 2 (park and lake improvements), scheduled to begin in December 2002, will limit the use of portions of the park and lake during the six-month construction period. The construction of the Third Street parking lot is included in this initial contract to assure adequate parking during the remaining stages of the project.

In addition, the project specifications require the contractor to coordinate construction with the daily functions and activities of the Civic Center to minimize disruption of services.

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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

WAK:njc
A:\CCAward-10-03.wpd

Enc. 2

cc: County Counsel
Department of Social Services (GAIN Program)
Internal Services Department

October 3, 2002

ENCLOSURE A

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (Stage 2)
ADOPT AND ADVERTISE
SPECS. 5456; C.P. 77398**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Actual Completion Date
Award Design Contract	02/20/01		02/21/01
Execute Design Contract	03/06/01		03/21/01
Construction Documents	01/04/02		04/25/02
Jurisdictional Approvals	03/19/02		09/30/02
Construction Award	07/30/02	12/10/02	
Construction Start	09/11/02	01/14/03	
Substantial Completion (Stage 2)	08/19/03	07/15/03	
Final Acceptance (Stage 2)	11/17/03	10/14/03	

II. PROJECT BUDGET

Budget Category	Board Approved Project Budget	Delegated Authority Revised Budget	Impact of this Action	Proposed Project Budget
Land Acquisition	\$ 4,437,000	\$ 4,237,117	\$ (983,999)	\$ 3,253,118
Demolition of old Courthouse	\$ 0	\$ 0	\$ 264,445	\$ 264,445
Demolition Miscellaneous Structures	\$ 0	\$ 0	\$ 156,144	\$ 156,144
Plans and Specifications:				
Original Contract Value	\$ 1,127,816	\$ 1,127,816	\$ 0	\$ 1,127,816
S.A. 1-Lake Improvements Study	0	23,871	0	23,871
S.A. 2 -Art Subconsultant Services	0	30,000	0	30,000
S.A. 3-Additional Services	0	25,950	0	25,950
S.A. 4-Lake Improvement Engineering	0	68,467	0	68,467
S.A. 5-Library Civic Art	0	31,895	0	31,895
S.A. 6-Alternate Designs & Additional Site Engineering	0	19,700	0	19,700
S.A. 7-Civic Art Work	0	0	59,475	59,475
Total - A/E Contract	1,127,816	1,327,699	59,475	1,387,174
Design Contingency	0	0	73,829	273,829
Total Plans and Specifications	\$ 1,127,818	\$ 1,327,699	\$ 133,304	\$ 1,661,003
Plan Check	\$ 41,000	\$ 41,000	\$ 26,999	\$ 67,999
Construction:				
Construction Total	\$ 9,167,709	\$ 9,167,709	\$ (9,167,709)	\$ 0
Construction Contract Stage 1-SEA Facility	0	0	466,484	466,484
Construction Contract Stage 2-Park & Lake	0	0	3,200,000	3,200,000
Construction Contract Stage 3-Campus	0	0	4,400,000	4,400,000
Construction Contract Stage 4-County Hall	0	0	1,862,523	1,862,523
Change Orders	815,966	815,966	144,102	960,068
Utilities	10,000	10,000	35,000	45,000
Civic Art	0	0	318,540	318,540
Total Construction	\$ 9,993,675	\$ 9,993,675	\$ 1,258,940	\$ 11,252,615
Equipment	\$ 22,097	\$ 22,097	\$ 79,403	\$ 101,500
Consultant Services	\$ 29,218	\$ 29,218	\$ 270,006	\$ 299,224
Miscellaneous Expenditures	\$ 33,639	\$ 33,639	\$ 25,091	\$ 58,730
County Services	\$ 1,515,555	\$ 1,515,555	\$ 319,667	\$ 1,835,222
New East Los Angeles Library	\$ 7,800,000	\$ 7,800,000	\$ 0	\$ 7,800,000
TOTAL	\$ 25,000,000	\$ 25,000,000	\$ 1,750,000	\$ 26,750,000

This budget is for the entire East Los Angeles Civic Center Renovation Project, including the new public library. The funding sources are as follows: General fund (\$22,000,000), Road funds (\$1,600,000), Flood funds (\$400,000), Prop "A" Transit funds (\$75,000), 1st District CDBG funds (\$2,025,000), and Deferred Maintenance funds (\$650,000) totaling \$26,750,000.

October 3 , 2002

ENCLOSURE B

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (Stage 2)
ADOPT AND ADVERTISE**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper, or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC FEE</u>	<u>DATE OF BID OPENING</u>
1	5456	East Los Angeles Civic Center Renovation Project (Stage 2) 4801 East Third Street Los Angeles, CA 90022	\$100	11/12/02

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, 1st Floor, 900 South Fremont Avenue, Alhambra, California 91803, for the fee stated above. For bid information, please call (626) 458-2563. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office before 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11:00 a.m. on this date in Conference Room D, 1st Floor, at 900 South Fremont Avenue, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess A or B license classification at the time of bid. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

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The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en Español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 S. Fremont Ave.), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 S. Ave. Fremont), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del departamento al (626) 458-4081 o TDD (626) 282-7829, de Lunes a Jueves de las 7:00 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated October 15, 2002.

Specs. 5456

VIOLET VARONA-LUKENS, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES